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June 12, 2007

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VIA HAND DELIVERY

Planning and Development Department
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Development Services Center
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Re: *Justification Letter - Moneytree, Inc.*

To Whom It May Concern:

I am writing on behalf of Moneytree, Inc. ("Applicant"), which is applying for a special use permit and waiver for distance to residential and to a specified financial institution use to operate a check-cashing/deferred deposit services/wire transfer business (financial institution, specified) at the northwest corner of Cheyenne Avenue and Shady Timber Street in Las Vegas (APN#13712817006). The proposed Moneytree location will be in a large commercial complex within the U-PCD zoning district. The location is surrounded by commercial uses and the operations would have no variable impact on neighboring commercial properties since it would be part of a retail center and its operating characteristics, design, hours of operation, traffic generation, lighting, and noise would be similar to surrounding sites. In addition, the proposed location is in the middle of the parcel so it will be adequately buffered from any nearby residential district by surrounding commercial uses and the main thoroughfare of Cheyenne Avenue.

The nearest specified financial institution business is within about 950 feet of the proposed location. However, the specified financial institution is on the other side of Interstate 215, so the immediate area would not be saturated with such uses. The proposed location also complies with all other requirements pursuant to the City of Las Vegas Municipal Code.

Furthermore, the Applicant is an established company with operations throughout southern Nevada that are aesthetically discreet and that maintain a low impact on neighboring properties. The



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proposed use would not contribute in any adverse way to traffic, fire safety, or citizen safety. Because Moneytree is compatible with the surrounding area and there is sufficient and adequate barrier between the business and any residential district and the other specified financial institution facility, we respectfully request a special use permit and waiver for distance to residential and to a specified financial institution use in order to operate a check-cashing/deferred deposit services/wire transfer (financial institution, specified) business at the location.

Thank you for your consideration of this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Roberts', with a large, stylized initial 'J' and a long horizontal stroke extending to the right.

Jennifer Roberts

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